

## Downtown Proposed, Under Construction and Completed Public and Private Projects

*(Please Note: Projects completed are those since 2005 and over \$5 million in investment. Projects are listed by stage of development, then alphabetically. Investment amounts were calculated using one or more of the following: newspaper articles, developer interviews, web pages. For the most up-to-date valuation of a development, please visit <http://assessments.milwaukee.gov/>.)*

### **PROPOSED:**

#### **River Point**

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<b>Development Type:</b>	Residential Apartments
<b>Status:</b>	Approved
<b>General Location:</b>	Beerline
<b>Address:</b>	1887 North Water Street
<b>Developer:</b>	HSI Properties, LLC
<b>Investment:</b>	\$16 million
<b>Website:</b>	<a href="http://www.hsi-properties.com">www.hsi-properties.com</a>

**Description:** 87 market rate apartments and Riverwalk segment.



#### **Milwaukee Streetcar**

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<b>Development Type:</b>	Infrastructure
<b>Status:</b>	Approved
<b>General Location:</b>	East Town and Westtown
<b>Address:</b>	N/A
<b>Developer:</b>	City of Milwaukee
<b>Investment:</b>	\$65 million
<b>Website:</b>	<a href="http://www.milwaukeeestreetcar.com">www.milwaukeeestreetcar.com</a>

**Description:** The electronically powered Downtown Streetcar Circulator would operate modern streetcars on a 3-mile route from the Intermodal Station, through downtown Milwaukee to the lower east side area on rails imbedded in the pavement. Proposed extensions would extend the initial route to Brady Street and to The Brewery/Park East. Modern streetcars would operate in mixed traffic with other motor vehicles and would not require a reserved or dedicated right-of-way. It will primarily function as an economic development tool and improve the connectivity between downtown destinations such as the Frontier Airlines Center, Bradley Center, Shops at Grand Avenue, Lakefront, Maier Festival Grounds, major parking facilities, downtown workplaces and dozens of hotels, restaurants and entertainment venues. It would also link downtown destinations and workplaces with intercity rail (Amtrak) and bus service at the Milwaukee Intermodal Station. In July 2011, the Common Council approved the Locally Preferred Alternative and directed the project to go into Final Design. Construction is expected to begin in 2014.



## **UNDER CONSTRUCTION:**

### **The Brewery**

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<b>Development Type:</b>	Infrastructure
<b>Status:</b>	Under Construction
<b>General Location:</b>	Westtown
<b>Address:</b>	Northwest Corner of Downtown, east of I-43
<b>Developer:</b>	Joseph Zilber (Master Planner)
<b>Investment:</b>	\$57 million
<b>Website:</b>	<a href="http://www.thebrewerymke.com/index.htm">http://www.thebrewerymke.com/index.htm</a>

**Description:** 22-acre former Pabst Brewery site to be turned into a mixed-use, historical redevelopment with 550,000 SF. dedicated to entertainment, retail, restaurants, and office with 510 units consisting of condominium and apartments. Site preparation and infrastructure work includes environmental clean up, demolition, street construction, and building of a 900 stall, 8 level parking ramp.



### **Downtown Marriott**

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<b>Development Type:</b>	Hotel
<b>Status:</b>	Under Construction
<b>General Location:</b>	Easttown
<b>Address:</b>	Corner of Milwaukee Street and Wisconsin Avenue
<b>Developer:</b>	Jackson Street Management
<b>Investment:</b>	\$54 million
<b>Website:</b>	<a href="http://www.downtownmilwaukeehotel.com">www.downtownmilwaukeehotel.com</a>

**Description:** The development project will incorporate a majority of the existing 19<sup>th</sup> century Wisconsin Avenue buildings located on the site and their historic facades. The hotel will have 200 guest rooms and suites, meeting and banquet space and an upscale restaurant with street-level access, a bar and a full range of hotel services and amenities. The grand opening is planned for mid-2013.

### **Hack/Pritzlaff Building**

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<b>Development Type:</b>	Mixed Use (Conversion)
<b>Status:</b>	Under Construction
<b>General Location:</b>	Third Ward
<b>Address:</b>	433 W. St. Paul Avenue
<b>Developer:</b>	Sunset Investors
<b>Investment:</b>	\$36 million
<b>Website:</b>	<a href="http://www.sunsetinvestors.com/">http://www.sunsetinvestors.com/</a>

**Description:** Former John Pritzlaff Hardware building to be converted into 81 apartment units and retail. While the property appears to be a single structure, there are actually five interconnected buildings built between 1875 and 1915. The property includes two seven-story and three four-story buildings. The four-story building on the corner of St. Paul and Plankinton Avenues will be the center of the retail and commercial space. The first floor of all buildings will be devoted to 46,000 SF of retail.



## Milwaukee School of Engineering Parking Structure/Soccer Field

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<b>Development Type:</b>	Parking Structure with 12,000 sf of commercial space/Athletic Facility
<b>Status:</b>	Under Construction
<b>General Location:</b>	Park East
<b>Address:</b>	North Broadway and East Knapp Street
<b>Developer:</b>	Milwaukee School of Engineering
<b>Investment:</b>	\$28 million
<b>Website:</b>	<a href="http://www.msOE.edu">www.msOE.edu</a>

**Description:** 780 parking spaces.



## North End

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<b>Development Type:</b>	Mixed Use
<b>Status:</b>	Under Construction
<b>General Location:</b>	Park East
<b>Address:</b>	1551 North Milwaukee Street

**Developer:** Mandel Group  
**Investment:** \$175 million  
**Website:** [www.mandelgroup.com/](http://www.mandelgroup.com/)

**Description:** This project will develop in phases over the next 5-7 years and is expected to become a neighborhood within itself with a variety of housing options and supportive retail services. Construction of Phase I, called ONE at the North End, was completed in 2009 and included a 5-story apartment building featuring 83 apartments and 15,000 SF of first floor neighborhood retail, as well as new streets and a public plaza. Construction of Phase II, a \$37m project, began in early 2012 and will consist of two apartment buildings offering a total of 155 apartments including 31 affordable units (available to families earning less than 60% of Milwaukee's median income). In addition, Phase II will provide a newly constructed Riverwalk and riverfront road accessible to the public.



## Riverwalk

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**Development Type:** Infrastructure  
**Status:** Under Construction  
**General Location:** East Town, Westtown, Third Ward, Park East  
**Address:** Both sides of Milwaukee River from Lake Michigan to the former North Avenue Dam  
**Developer:** Private property owners along the Milwaukee River  
**Investment:** Over \$85 million since 1988  
**Website:** [www.mkedcd.org/DowntownMilwaukee/RiverWalk/index.html](http://www.mkedcd.org/DowntownMilwaukee/RiverWalk/index.html)

**Description:** The City of Milwaukee launched the Riverwalk Initiative in 1988, to connect the natural current of the Milwaukee River with a current of business and leisure activities. The primary goal was to put a renewed focus on the river as a destination for residents, employees, and visitors alike. Riverwalk development requires a partnership between the City and riverfront property owners. A Master Plan, Design Guidelines, and an Overlay Zone guide its creation and implementation. In exchange for permanent public access, the City provides financial assistance for the construction of individual Riverwalk improvements. There are 3.1 miles of Riverwalk required along each side of the Milwaukee River. At the beginning of 2010, approximately 70% of the Riverwalk segments had been constructed, representing over \$85 million in private and public investment.



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## **COMPLETED:**

### **1910 on Water**

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**Development Type:** Residential Apartments  
**Status:** Completed, 2012  
**General Location:** East Side  
**Address:** 1910 North Water Street  
**Developer:** Wangard Partners, Inc.  
**Investment:** \$11.5 million  
**Website:** <http://www.wangard.com/>

**Description:** 68 market rate apartments.



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### **601 Lofts**

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**Development Type:** Residential  
**Status:** Completed, 2006  
**General Location:** East Town  
**Address:** 601 East Ogden Avenue  
**Developer:** Keybridge Development  
**Investment:** \$30 million  
**Website:** [www.601lofts.com](http://www.601lofts.com)

**Description:** 10-story, mixed-use structure features 8,500 SF of commercial and retail space on the ground floor and 83 residential units on floors three through 10.





## Ambassador Hotel

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**Development Type:** Hotel (Renovation and Expansion)  
**Status:** Completed  
**General Location:** Westtown  
**Address:** 2301 West Wisconsin Avenue  
**Developer:** Rick Weigand  
**Investment:** \$5 million  
**Website:** <http://www.ambassadorinnmilwaukee.com/>

**Description:** Renovation of art deco hotel includes the addition of a 350-stall parking structure and an expansion to the kitchen facilities. In 2010, the banquet and meeting room facilities were expanded.



## Beerline B Apartments

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**Development Type:** Residential  
**Status:** Completed in January 2012  
**General Location:** Beerline  
**Address:** 306 East Pleasant Street  
**Developer:** General Capital  
**Investment:**  
**Website:** <http://generalcapitalgroup.com/>

**Description:** 140 apartment units, including 121 affordable units (available to families earning less than 60% of Milwaukee County's median income) and 19 market rate units. This development also completes the Riverwalk along the west bank of the Milwaukee River in the Beerline B neighborhood.



## Aloft

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**Development Type:** Hotel  
**Status:** Completed, 2009  
**General Location:** Park East  
**Address:** 202 West Juneau  
**Developer:** Milwaukee River Hotel, LLC  
**Investment:** \$24 million  
**Website:** [www.starwoodhotels.com](http://www.starwoodhotels.com)

**Description:** A five-story, 160-room hotel development and Riverwalk. The hotel opened in December 2009.



## Blue Ribbon Lofts

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**Development Type:** Residential (Renovation)  
**Status:** Completed, 2009  
**General Location:** Westtown  
**Address:** 901 West Winnebago Street  
**Developer:** Gorman & Company  
**Investment:** \$16 million  
**Website:** <http://www.gormanusa.com/portfolio/blueribbon3.htm>

**Description:** The former Keg House building at the former Pabst Brewery site was transformed into a 95-unit, mixed-income apartment building with some market rate apartments and some units that will be affordable to families and individuals making 50 to 60 percent of the area's median income. The development will serve local artists, entrepreneurs and others with live-work units and with amenities such as a music studio, artists' workspaces and galleries, a business center, conference rooms, a fitness center and a theater/presentation space.



## Boiler House

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**Development Type:** Office  
**Status:** Completed, 2009  
**General Location:** Westtown  
**Address:** 1243 N. 10<sup>th</sup> Street  
**Developer:** TMB Development/Dermond Properties  
**Investment:** \$6.8 million  
**Website:**

**Description:** The former boiler house of the Pabst Brewery complex is a three-story, 55,000 SF building located on the west side of North 10th Street. In 2009, 38,000 SF was renovated as office space for tenants which include Inland Companies, AMB Development Group, and the Albion Group.



## The Breakwater

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**Development Type:** Residential  
**Status:** Completed, 2009  
**General Location:** East Town  
**Address:** 1313 North Franklin Place  
**Developer:** Renner Architects  
**Investment:** \$70 million  
**Website:** <http://www.breakwater-condominiums.com/>

**Description:** The Breakwater project consists of 101 spacious, high-quality condominiums, each loaded with features including a large 12-foot x 18-foot private deck, in a 20-story tower over three levels of enclosed heated parking.



## Cardinal Stritch University Campus

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**Development Type:** Institution  
**Status:** Completed, 2009  
**General Location:** Westtown  
**Address:** McKinley Ave. and 11<sup>th</sup> Street  
**Developer:** BC Holdings  
**Investment:**  
**Website:**

**Description:** Buildings located within the Pabst Brewery complex were converted in 2009 into 40,000 SF of space to be home to a new University Campus in Downtown Milwaukee.

## Cathedral Place

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**Development Type:** Mixed Use  
**Status:** Completed, 2005  
**General Location:** East Town  
**Address:** 545 East Wells Street  
**Developer:** Van Burean Management  
**Investment:** \$57 million  
**Website:** [www.cathedralsquarecondos.com](http://www.cathedralsquarecondos.com)

**Description:** 19-story building with 220,000 SF of office and 25,000 SF of street-level retail space. 27 condo units located among the 3<sup>rd</sup> through 11<sup>th</sup> floor of this mixed use building overlook Cathedral Square Park, St. John's Cathedral, the city, and the lake. The building also includes 10 levels of parking structure. The building, designed by Solomon Cordwell Buenz & Associates, has become a landmark with its stunning glass exterior and a distinctive rounded corner. This development won a Mayor's Design Award in 2005.



## City Green

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**Development Type:** Residential  
**Status:** Completed, 2007  
**General Location:** East Town  
**Address:** 1100 North Cass Street  
**Developer:** New Land Development  
**Investment:** \$18 million  
**Website:** [www.citygreencondos.com](http://www.citygreencondos.com)

**Description:** 91 apartments and 44 luxury condominium homes in the Historic Yankee Hill neighborhood. The 10-story condominium high-rise has only 5 units per floor.



## City Hall Restoration

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<b>Development Type:</b>	Infrastructure
<b>Status:</b>	Completed, 2008
<b>General Location:</b>	East Town
<b>Address:</b>	200 East Wells Street
<b>Developer:</b>	City of Milwaukee
<b>Investment:</b>	\$75 million
<b>Website:</b>	<a href="http://www.ci.mil.wi.us/router.asp?docid=12618">http://www.ci.mil.wi.us/router.asp?docid=12618</a>

**Description:** City Hall, a historic landmark, was designed by Milwaukee architect Henry Koch. The building was completed in 1896 at a cost of \$1.8 million. City Hall's exterior was last renovated in 1974, for \$1.8 million. The most recent restoration included restoring all of the cracked and chipped terra cotta sculptures and designs on the building, upgrading 1,900 windows, replacing the copper roofing on the building's two spires, repairing sandstone on the building and fixing or replacing hundreds of thousands of bricks that were deteriorating. This project won a Mayor's Design Award and an award from the Downtown Business Improvement District in 2009.



## Convent Hill

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<b>Development Type:</b>	Residential
<b>Status:</b>	Completed, 2006
<b>General Location:</b>	Park East
<b>Address:</b>	455 East Ogden Avenue
<b>Developer:</b>	Housing Authority of the City of Milwaukee
<b>Investment:</b>	\$55 million

**Website:**

**Description:** Senior housing owned and operated by the Housing Authority of the City of Milwaukee. Phase 1 of the transformation of a former 120-unit high-rise building into 182 on-site and 20 off-site housing units occurred in 2006. The new high-rise is a green, LEED certified building with mixed income units and a garden roof top. This development won a Mayor's Design Award in 2007.



## **Corcoran Lofts**

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**Development Type:** Residential  
**Status:** Completed, 2010  
**General Location:** Third Ward  
**Address:** 444 East Corcoran Avenue  
**Developer:** Mandel Group  
**Investment:** \$12 million  
**Website:** <http://www.mandelgroup.com>

**Description:** 6-story, 76-unit apartment building attached to the existing 138-unit Gaslight Lofts. The development includes 3,400 SF of first floor retail space. While 60% of the units at Gaslight Lofts have two bedrooms, most of the units at Corcoran Lofts will be studios and one-bedroom apartments.



## **Discovery World at Pier Wisconsin**

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**Development Type:** Culture  
**Status:** Completed, 2006  
**General Location:** East Town  
**Address:** 500 North Harbor Drive  
**Developer:**  
**Investment:** \$63 million  
**Website:** <http://www.discoveryworld.org/>

**Description:** 120,000 SF state-of-the-art museum and education facility on Milwaukee's Municipal Pier. Home to a myriad of dynamic freshwater exhibits, high definition theaters, café, gift shop and classroom facilities. This development won a Mayor's Design Award in 2006.



## Doubletree Hotel

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**Development Type:** Hotel  
**Status:** Completed, 2007  
**General Location:** Westtown  
**Address:** 611 West Wisconsin Avenue  
**Developer:** Hilton Hotels  
**Investment:** \$6 million  
**Website:**

**Description:** A city center, 243-room, full-service hotel situated in the heart of Downtown Milwaukee. Formerly a Holiday Inn, this hotel underwent a \$6 million dollar renovation to reinvigorate the guest rooms, meeting space, and dining facilities. Operated by Madison, Wisconsin based Downtown Ventures LLP under a franchise license agreement with Doubletree Hotel Systems.



## Flatiron

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**Development Type:** Residential  
**Status:** Completed, 2007  
**General Location:** Park East  
**Address:** 1541 North Jefferson Street  
**Developer:** Legacy  
**Investment:** \$10 million  
**Website:** [www.legacyredev.com](http://www.legacyredev.com)

**Description:** Mixed use project with ground level retail, a corner public plaza, and 38 condominiums.





## The Grand Wisconsin

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<b>Development Type:</b>	Residential (Conversion)
<b>Status:</b>	Completed, 2006
<b>General Location:</b>	Westtown
<b>Address:</b>	720 North Old World Third Street
<b>Developer:</b>	Wisconsin Hotel Co.
<b>Investment:</b>	\$23 million
<b>Website:</b>	<a href="http://www.thegrandwisconsin.com">www.thegrandwisconsin.com</a>

**Description:** The redevelopment of the Hotel Wisconsin into upscale housing has been completed. The \$23 million conversion of the 12-story, 94-year-old building, at 720 N. Old World 3rd St., includes 108 apartments, a fitness center, 8,000 SF of retail space and restoration of the historic lobby and conference rooms.



## Hampton Inns & Suites

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<b>Development Type:</b>	Hotel (Renovation and Conversion)
<b>Status:</b>	Completed, 2006
<b>General Location:</b>	Westtown
<b>Address:</b>	176 West Wisconsin Avenue
<b>Developer:</b>	Hilton Hospitality
<b>Investment:</b>	\$7 million
<b>Website:</b>	<a href="http://www.hamptonmilwaukee.com/">http://www.hamptonmilwaukee.com/</a>

**Description:** Lodging accommodations in the heart of Downtown Milwaukee's business, entertainment and cultural district. The transformation of this hotel into a Hampton Inn & Suites was completed in July 2006, and was built to cater to the business and convention traveler.



## The Harborfront & Hansen's Landing

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<b>Development Type:</b>	Residential
<b>Status:</b>	Completed, 2005
<b>General Location:</b>	Third Ward
<b>Address:</b>	601 East Erie Street
<b>Developer:</b>	Renner Architects
<b>Investment:</b>	\$17 million
<b>Website:</b>	<a href="http://www.waterfront-condominiums.com/harborfront.html">www.waterfront-condominiums.com/harborfront.html</a>

**Description:** The project consists of two 80-unit buildings, along with a marina, a swimming pool and clubhouse that overlooks the Milwaukee River, and commercial/retail space fronting East Erie Street.



## Hyatt Regency Milwaukee

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<b>Development Type:</b>	Hotel (Renovation)
<b>Status:</b>	Completed, 2009
<b>General Location:</b>	Westtown
<b>Address:</b>	333 West Kilbourn Avenue
<b>Developer:</b>	Noble Investment Group
<b>Investment:</b>	\$19 million
<b>Website:</b>	<a href="http://milwaukee.hyatt.com/hyatt/hotels/index.jsp">http://milwaukee.hyatt.com/hyatt/hotels/index.jsp</a>

**Description:** The 481-room Hyatt Regency Milwaukee is located in Downtown Milwaukee and connected by skywalks to the Midwest Airlines Center, Federal Plaza, and Shops at Grand Avenue. In 2008, the Noble Investment Group from Atlanta, GA purchased the hotel and conducted a major renovation, completed in 2009. In addition to complete room renovations, Bistro 333 was added to the lobby and the exterior was painted.



## Intercontinental Hotel

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<b>Development Type:</b>	Hotel (Renovation)
<b>Status:</b>	Completed, 2007
<b>General Location:</b>	East Town
<b>Address:</b>	139 E. Kilbourn Avenue
<b>Developer:</b>	Marcus Corp.
<b>Investment:</b>	unknown
<b>Website:</b>	<a href="http://www.intercontinentalmilwaukee.com">www.intercontinentalmilwaukee.com</a>

**Description:** The 220-room hotel, formerly known as the Wyndham Milwaukee Center, was purchased by Marcus Corp. in 2006 and reflagged as the InterContinental Milwaukee. A multi-million renovation occurred shortly after the purchase. The renovations transformed the hotel into a trendy establishment and added two new bars, Clear and ZenDen, and a new restaurant on the second floor called Kil@wat.



## Intermodal Station (Amtrak)

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<b>Development Type:</b>	Infrastructure (Renovation)
<b>Status:</b>	Completed, 2007
<b>General Location:</b>	East Town
<b>Address:</b>	433 W. St Paul Avenue
<b>Developer:</b>	State of Wisconsin Department of Transportation
<b>Investment:</b>	\$15 million
<b>Website:</b>	<a href="http://en.wikipedia.org/wiki/Milwaukee_(Amtrak_station)">http://en.wikipedia.org/wiki/Milwaukee_(Amtrak_station)</a>

**Description:** The Milwaukee Intermodal Station is a train and bus station in Downtown Milwaukee, Wisconsin currently served by Amtrak and various intercity motor coach operators including Coach USA, Greyhound Lines, Jefferson Lines, Indian Trails, and Lamers. Megabus stops on Fifth Street near the

station. Badger Coaches has its own station located on Seventh Street between Wisconsin Avenue and Michigan Avenue. Milwaukee County Transit System (MCTS) serves the station directly, and several other local bus routes operate on nearby streets. \$16.9 million dollar renovation of the main building to expand the waiting area into a glass atrium as well as Amtrak ticketing, restaurant, and retail space was completed in November 2007. This project won a Mayor's Design Award in 2007.



## Jackson Square

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<b>Development Type:</b>	Residential
<b>Status:</b>	Completed, 2011
<b>General Location:</b>	Third Ward
<b>Address:</b>	West side of N. Jackson St., between E. Menomonee and E. Chicago
<b>Developer:</b>	Joseph Property Development
<b>Investment:</b>	
<b>Website:</b>	<a href="http://www.josephpropertydevelopment.com/apartments/">http://www.josephpropertydevelopment.com/apartments/</a>

**Description:** The five-story Jackson Square Apartments project will have approximately 81 units, an underground parking structure with 113 spaces and 12,000 to 15,000 SF of street-level retail. This infill project replaces a surface parking lot.



## Juneau Avenue Bridge

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<b>Development Type:</b>	Infrastructure
<b>Status:</b>	Completed, 2012
<b>General Location:</b>	East Town and Westtown
<b>Address:</b>	Juneau Avenue over the Milwaukee River
<b>Developer:</b>	City of Milwaukee
<b>Investment:</b>	\$15 million
<b>Website:</b>	

**Description:** The bridge reconstruction included removal of the entire existing bridge structure, piers, abutments, machinery, and bridge house. The new design is a vertical lift similar to the Knapp Street bridge to the north and other downtown bridges. Other design features include new railings, walkways, a closed bridge deck, new system controls, mechanics, and lighting. The bridge house has also been relocated to the

northeast corner. New roadway and sidewalks approaches to and from N. Edison and N. Old World Third streets were also constructed.



## Kilbourn Avenue Bridge

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<b>Development Type:</b>	Infrastructure
<b>Status:</b>	Completed, 2009
<b>General Location:</b>	East Town and Westtown
<b>Address:</b>	Kilbourn Avenue over the Milwaukee River
<b>Developer:</b>	City of Milwaukee
<b>Investment:</b>	\$20.9 million
<b>Website:</b>	

**Description:** An historic bridge rebuild that includes a designated bike route with pavement markings that designate a 6-foot bike lane. The bridge renovation was completed in 2009.



## Kilbourn Tower

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<b>Development Type:</b>	Residential
<b>Status:</b>	Completed, 2005
<b>General Location:</b>	East Town
<b>Address:</b>	923 E. Kilbourn Avenue



**Developer:** Fiduciary Real Estate  
**Investment:** \$55 million  
**Website:**

**Description:** In 2005, Milwaukee's Gold Coast came into it's own with two new 30 plus story high rise condo development's. Kilbourn Tower was the first to rise from the city streets. Fiduciary Investments in Conjunction with New Land development built this clean, striking tower with every amenity in mind. There are 73 condominium units with underground parking.



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## Lake Shore Park

**Development Type:** Recreation  
**Status:** Completed, 2008  
**General Location:** East Town  
**Address:** East of the Summerfest Grounds  
**Developer:** State of Wisconsin  
**Investment:** \$20 million  
**Website:** <http://www.friendslsp.org/>

**Description:** Formerly known as Harbor Island, this park is the only urban state park in Wisconsin and is designed to provide an urban oasis with recreational opportunities and outdoor programs. The 17-acre park includes a trail that connects to the Hank Aaron and Oak Leaf state trails; a small watercraft beach area with access for canoes and kayaks; fishing areas and 20 boat slips for vessels up to 60 feet with overnight boat camping available. A bridge connects the north end of the park to the Summerfest grounds and an extension of the land near the Marcus Amphitheater connects on the south.



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## The Loyalty Building/Hilton Garden Inn

**Development Type:** Hotel  
**Status:** Completed, 2012  
**General Location:** Easttown  
**Address:** Corner of Broadway and Michigan Street



**Developer:** First Hospitality Group, Inc.  
**Investment:** \$18-20 million  
**Website:** <http://www.fhginc.com/site/>

**Description:** The Loyalty Building was constructed in 1886 as the headquarters for Northwestern Mutual Life Insurance Co. and was used as an office building up until 2011, when First Hospitality Group, Inc. purchased the building to convert it into a hotel. The Hilton Garden Inn has 127 guest rooms and opened in the fall of 2012.



## Majestic Lofts

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**Development Type:** Residential (Conversion)  
**Status:** Completed, 2005  
**General Location:** Westtown  
**Address:** 231 West Wisconsin Avenue  
**Developer:** Gorman and Co.  
**Investment:** \$16.8 million  
**Website:** [http://www.gormanusa.com/webv1/rent\\_search/majestic.htm](http://www.gormanusa.com/webv1/rent_search/majestic.htm)

**Description:** The Majestic Loft Apartments is a 14-story building conveniently connected to the Grand Avenue Mall and Milwaukee's skywalk system. Newly renovated historic building features 135 stunning one and two bedroom apartments with retail along the street.



## Manpower

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**Development Type:** Office

**Status:** Completed, 2007  
**General Location:** Park East  
**Address:** 100 Manpower Place  
**Developer:** Riverbend Place  
**Investment:** \$78 million  
**Website:**

**Description:** Construction of the new world headquarters for Manpower Inc. was completed in fall 2007. The development employs 1,200 people and includes a parking structure, public plaza, and extension of the Milwaukee Riverwalk. The building is the recipient of the 2007 Midwest Construction Award and the 2007 Real Estate and Construction Review Building of America Award.



## Marine Terminal Lofts

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**Development Type:** Residential (Renovation)  
**Status:** Completed, 2007  
**General Location:** Third Ward  
**Address:** 311 East Erie Street  
**Developer:** Mandel Group  
**Investment:** \$30 million  
**Website:** [www.mandelgroup.com](http://www.mandelgroup.com)

**Description:** 83 condos ranging from 835 SF to 3,500 SF. Two office spaces are located on the ground floor along Erie Street and house The Mandel Group's headquarters and HGA, an architectural firm. The entire development is located along the Riverwalk. This development won a Mayor's Design Award in 2006.



## Marquette Interchange

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**Development Type:** Infrastructure  
**Status:** Complete, 2008

**General Location:** Westtown  
**Address:** Downtown Milwaukee  
**Developer:** Wisconsin Department of Transportation  
**Investment:** \$810 million  
**Website:** <http://www.mchange.org/>

**Description:** The Marquette Interchange is a gateway to Wisconsin and a vital connector that links almost one-third of the state's freeway traffic to the rest of the country. It provides access to 37 percent of the state's jobs and population in southeastern Wisconsin and another 24 percent in counties along Lake Michigan. It carries 7 million visitors annually to downtown festivals and attractions, provided key access to tourist destinations in northeastern Wisconsin, including Door County and Green Bay. This project recently won an award from the Downtown Business Improvement District #21.



## Milwaukee Public Market

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**Development Type:** Retail  
**Status:** Completed, 2005  
**General Location:** Third Ward  
**Address:** 400 North Water Street  
**Developer:** Historic Third Ward Association  
**Investment:** \$7.5 million  
**Website:** <http://www.milwaukeepublicmarket.org/index.php>

**Description:** The Historic Third Ward, mainly the Commission Row area, holds significant meaning as a hub of Market activity for over a hundred years. The modern-day Milwaukee Public Market preserves the nature of this historical neighborhood and capitalizes on the history of an area that native Wisconsinites associate with fresh food. The Milwaukee Public Market features twenty specialty food vendors. Each merchant is owner and operator, and in many instances producer, of the products they sell. This development won a Mayor's Design Award in 2005.



## The Moderne

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**Development Type:** Residential

**Status:** Completed, 2012  
**General Location:** Park East  
**Address:** Corner of Old World Third Street and Juneau Avenue  
**Developer:** Rick Barrett  
**Investment:** \$70 million  
**Website:** [www.themoderne.net](http://www.themoderne.net)

**Description:** A 30-story development to include 14 condos, 203 apartments and 7,200 SF of commercial space. In the summer of 2013, Carson's: A Place for Ribs will open in the commercial space.



## MSOE Grohmann Museum

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**Development Type:** Institution/Museum  
**Status:** Completed, 2007  
**General Location:** East Town  
**Address:** 1000 N Broadway  
**Developer:** Milwaukee School Of Engineering  
**Investment:** unknown  
**Website:** <http://www.msoe.edu/museum>

**Description:** The Grohmann Museum is the renovation of a 3-story, 38,000 SF building that houses the University's "Men at Work" art collection from 1580 to today. In addition, there is a spectacular roof top sculpture garden that is open to the public.



## MSOE Kern Center

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**Development Type:** Institution/Athletic Center  
**Status:** Completed, 2005  
**General Location:** Park East  
**Address:** 1251 North Broadway  
**Developer:** Milwaukee School Of Engineering  
**Investment:** \$31 million  
**Website:** <http://www.msoe.edu/kerncenter/>

**Description:** The Kern Center is a 210,000 SF facility with a fitness center, 3 classrooms, 1,600-seat hockey arena, 1,200-seat basketball arena, field house, running track, wrestling area, offices, facilities associated with athletics, counseling and health services. This development won a Mayor's Design Award in 2005.



## Park East Redevelopment Corridor

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**Development Type:** Infrastructure  
**Status:** Completed, 2005  
**General Location:** Park East  
**Address:** Northern Edge of Downtown  
**Developer:** City of Milwaukee, Wisconsin Department of Transportation  
**Investment:** \$45 million  
**Website:** [www.mkedcd.org/parkeast](http://www.mkedcd.org/parkeast)

**Description:** In 1999, approval was given to remove an underutilized elevated freeway spur to help eliminate a blighting influence and create new taxable properties. In 2002, utilizing Federal ISTEA money and local Tax Increment Financing, removal of the Park East Freeway began. The elevated freeway spur was replaced with an at-grade, six-lane boulevard that is fully connected with the existing and newly re-created street grid. New block configurations opened up 24 acres of downtown property for redevelopment. At final build-out, the corridor is predicted to produce over \$800 million in taxable value.





## River Renaissance

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**Development Type:** Residential  
**Status:** Completed, 2007  
**General Location:** Third Ward  
**Address:** 102 North Water Street  
**Developer:** VJS Development  
**Investment:** \$32 million  
**Website:** [www.rivren.com](http://www.rivren.com)

**Description:** A seven-story, 82 luxury condominium project. This building includes three penthouse units and 20,000 SF of retail space with a restaurant and shops.



## State Street Bridge

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**Development Type:** Infrastructure  
**Status:** Completed, 2007  
**General Location:** East Town and Westown  
**Address:** State Street over the Milwaukee River  
**Developer:** City of Milwaukee  
**Investment:** \$14.7 million  
**Website:**

**Description:** An 83-year old, historic bridge was rebuilt from 2005- 2007 for a little under \$15 million.





## Summerfest Grounds

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<b>Development Type:</b>	Recreation
<b>Status:</b>	Completed, 2008
<b>General Location:</b>	East Town
<b>Address:</b>	South of East Michigan along the Lakefront
<b>Developer:</b>	Milwaukee World Festival Inc.
<b>Investment:</b>	\$25 million
<b>Website:</b>	<a href="http://www.summerfest.com">www.summerfest.com</a>

**Description:** Summerfest is an exciting summer music festival that takes place over an eleven day period along the lakefront. Over 700 bands perform during the course of the summer festival. Milwaukee Summerfest, billed as "The World's Largest Music Festival." The grounds are situated on 75 acres along the Lake Michigan shoreline. Since 2005, upgrades and expansion of facilities has occurred including but not limited to improvements on the Marcus Amphitheater, the Miller Oasis area, the Harley Davidson Stage and the BMO Harris Pavilion.

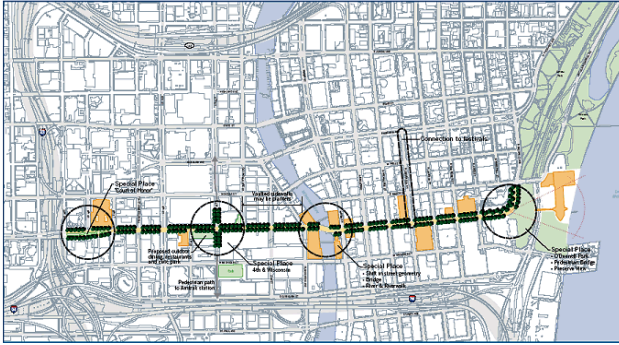


## Wisconsin Avenue Streetscape

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<b>Development Type:</b>	Infrastructure
<b>Status:</b>	Completed, 2005
<b>General Location:</b>	East Town and Westtown
<b>Address:</b>	Wisconsin Avenue from the Lake to 10 <sup>th</sup> Street
<b>Developer:</b>	City of Milwaukee
<b>Investment:</b>	\$11 million
<b>Website:</b>	<a href="http://www.mkedcd.org/planning/plans/downtown/Update/pdfs/UpdateReport.pdf">http://www.mkedcd.org/planning/plans/downtown/Update/pdfs/UpdateReport.pdf</a>

**Description:** Wisconsin Avenue Revitalization was noted in the City's Downtown Master Plan as being of strategic importance to the Downtown. Revitalization included streetscape enhancements with intersection paving and landscaping. Wisconsin Avenue Streetscaping began in 2002 and was completed by 2005. Over \$11 million was invested in the upgrading and revitalization of the public infrastructure.



## The Wisconsin Tower

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<b>Development Type:</b>	Residential (Conversion)
<b>Status:</b>	Completed, 2006
<b>General Location:</b>	Westtown
<b>Address:</b>	606 West Wisconsin Avenue
<b>Developer:</b>	City Real Estate Development
<b>Investment:</b>	\$14 million
<b>Website:</b>	<a href="http://www.wisconsintower.com">www.wisconsintower.com</a>

**Description:** 22-story condominium project in a 1930's art deco building, located next to the Midwest Airlines Convention Center.



## University Club Tower

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<b>Development Type:</b>	Residential
<b>Status:</b>	Completed, 2006
<b>General Location:</b>	East Town
<b>Address:</b>	825 North Prospect Avenue
<b>Developer:</b>	Mandel Group
<b>Investment:</b>	\$88 million
<b>Website:</b>	<a href="http://www.universityclubtower.com">www.universityclubtower.com</a>

**Description:** 36-story, lake-side tower with 53 condominiums, a glass façade, health facility, and a green roof. One of the most premier residential developments in the City, the average sale price is \$1.85 million.



## University of Wisconsin – School of Public Health

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<b>Development Type:</b>	Institution
<b>Status:</b>	Completed, 2012
<b>General Location:</b>	The Brewery
<b>Address:</b>	North 10th Street and West Juneau Avenue
<b>Developer:</b>	UW Board of Regents
<b>Investment:</b>	
<b>Website:</b>	<a href="http://www4.uwm.edu">www4.uwm.edu</a>

**Description:** The University Of Wisconsin Board Of Regents authorized the establishment of a School of Public Health at UWM. Included rehabbing 30,000 SF of an existing building and construction of a 30,000 SF addition.



## U.S. Bank Parking Garage

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<b>Development Type:</b>	Parking Garage
<b>Status:</b>	Completed, 2010
<b>General Location:</b>	East Town
<b>Address:</b>	716 East Clybourn Street
<b>Developer:</b>	U.S. Bank

**Investment:** \$19 million  
**Website:** [www.usbank.com](http://www.usbank.com)

**Description:** A 7.5-level, 896-space parking garage to replace the existing parking garage for the U.S. Bank building. The new garage will be on a smaller footprint, providing space for a future office tower to be constructed adjacent to the new garage.



## Wisconsin Avenue Bridge

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**Development Type:** Infrastructure  
**Status:** Completed, 2012  
**General Location:** East Town and Westtown  
**Address:** Wisconsin Avenue over the Milwaukee River  
**Developer:** City of Milwaukee  
**Investment:** \$15 million  
**Website:**

**Description:** The rehabilitation of the Wisconsin Avenue Bridge included major rehabilitation of the structural, mechanical, hydraulic and electrical components of the lift span, removal and replacement of the concrete deck and sidewalks on the fixed approach spans; rehabilitation of the existing bridge railings, installation of new railings, painting structural steel, repairs to the concrete substructure units, repairs to the structural, architectural, HVAC, plumbing and electrical components of the bridge house, and minor reconstruction of portions of the roadway approaches to the bridge.

